

# 2335 Morris Avenue Bronx, NY 10468



## FOR SALE: \$1,900,000

#### **Property Description:**

ERG Commercial Real Estate has been retained to arrange the sale of 2335 Morris Avenue, a residential apartment building in the Fordham neighborhood of the Bronx. The building contains 11 three bedroom and 1 one bathroom apartments. Current ownership has replaced or upgraded the following; the roof, the parapet wall, the windows, mailboxes and had brick pointing done. Three of the apartments have been gut renovated and are receiving market rents, while additional renovations have been done to other apartments. The building has a J51 in place abating nearly \$4,000 in annual property taxes for the next 18 years. Nearby transportation includes the 4 train located at Jerome Avenue and E 183<sup>rd</sup> Street and the B & D trains located at Grand Concourse and 183<sup>rd</sup> Street.

#### **OVERVIEW**

Block & Lot	03183-0057	Residential Units	11	
Lot Dimensions	37.42' x 100'	Zoning	R8	
Lot Size	3,742 SF	Price per SF	\$130	
Building Dimensions	37.42′ x 78′	Year Built	1916	
Building Size	14,593 SF	Taxes	\$10,364	



Matthew Murphy Senior Advisor 646.253.0962 MMurphy@ergcre.com



Jared Friedman Associate Advisor 646.253.0966 IJFriedman@ergcre.com



# 2335 Morris Avenue Bronx, NY 10468

### **FINANCIAL SUMMARY**

#### **INCOME**

**Actual Gross Income** 

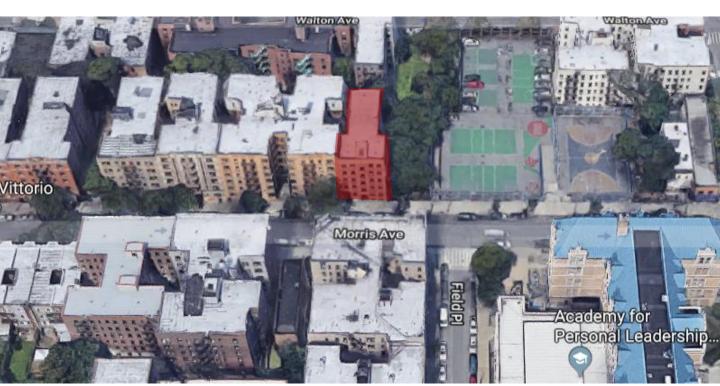
\$149,096.04

#### **EXPENSES**

Taxes	\$10,364.00
Fuel	\$ 9,500.00
Electric	\$ 1,650.00
Water/Sewer	\$ 9,900.00
Insurance	\$ 7,296.00
Repairs/Maintenance	\$ 5,500.00
Total Expense	\$44,210.00

#### **NET OPERATING INCOME**

Actual Net Income: \$ 104,886.04





# 2335 Morris Avenue Bronx, NY 10468

## **RENT ROLL**

Residential	Туре	<b>Monthly Rent</b>	Annual Rent
1A	3 Beds/ 1 Bath	\$826.13	\$9,913.56
1B	3 Beds/ 1 Bath	\$919.55	\$11,034.60
2A	3 Beds/ 1 Bath	\$2,153.22	\$25,838.64
2B	3 Beds/ 1 Bath	\$731.06	\$8,772.72
3A	3 Beds/ 1 Bath	\$844.64	\$10,135.68
3B	3 Beds/ 1 Bath	\$2,040.65	\$24,487.80
4A	3 Beds/ 1 Bath	\$1,826.24	\$21,914.88
4B	3 Beds/ 1 Bath	\$797.44	\$9,569.28
5A	3 Beds/ 1 Bath	\$633.47	\$7,601.64
5B	3 Beds/ 1 Bath	\$851.23	\$10,214.76
Bsmt	3 Beds/ 1 Bath	\$801.04	\$ 9,612.48
Total		\$12,424.67	\$149,096.04



